

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 18, 2015 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 15003

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposal to declare approximately 6,668 square feet of land as surplus property.

LOCATION: N. 12th Street and Y Street

LAND AREA: 6,668 square feet, more or less

CONCLUSION: The declaration of surplus generally conforms with the Comprehensive Plan. This land is within the Salt Creek floodplain, so a conservation easement will be retained with the deed for this property.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 1, Block 14, Antelope Valley 1st Addition, located in the NE 1/4 of 23-10-6, Lincoln, Lancaster County, Nebraska, more particularly described on the attached legal description.

EXISTING ZONING: P, Public Use District

EXISTING LAND USE: Vacant/Undeveloped

SURROUNDING LAND USE AND ZONING:

North: Single Family Dwellings; R-4
South: Railroad Corridor; I-1
East: Railroad Corridor; P
West: Multi-Family Dwellings (under construction); R-8

ASSOCIATED APPLICATIONS:

CZ15006 Change of Zone from P, Public Use District to R-8, Residential District
SP14008A Amendment to the special permit to expand the C.U.P. boundaries

HISTORY:

This site was rezoned from K Light Industrial District to I-1 Industrial District with the 1979 Zoning Update.

This property was acquired from the University in connection with the Antelope Valley Redevelopment Project in 2009 and was rezoned to P.

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| May 2014 | The Planning Commission approved a special permit for a Community Unit Plan to develop a 126 unit apartment building. |
| July 2014 | The City Council approved a change of zone from B-3, R-4 and I-1 to R-8. |
| July 2014 | The City Council approved an amendment to the Antelope Valley Redevelopment Plan for the Eleven Hundred Y Street Project. |
| October 2014 | The City Council approved an ordinance vacating a portion of Y Street right-of-way adjacent to the multi-family development. |
| February 2015 | The City Council declared approximately 2,690 square feet as surplus property adjacent to the 1100 Y Street Community Unit Plan and to the west of the N. 12 th Street right-of-way. |

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 1.9 - This site is shown as Urban Density Residential and Public & Semi-Public on the Future Land Use Map.

P. 2.5 - The City of Lincoln and the University of Nebraska have undertaken several major efforts in the West Haymarket, Antelope Valley and Innovation Campus areas over the past decade that include and encourage the development of residential infill and redevelopment projects.

P. 2.8 - Mixed use redevelopment, adaptive reuse and well-designed and appropriately-placed infill development, including residential, commercial and retail uses, are encouraged.

P. 2.9 - More compact, dense development clusters allow for savings in public infrastructure cost and improved accessibility to jobs, goods and services.

P. 4.4 - The community has also expressed its interest in good urban design through the Neighborhood Design Standards for infill development in older residential neighborhoods.

P. 4.8 - The project site is near the I-180 Primary Entryway Corridor.

P. 6.1 - The primary focus for new dwelling units is the "Greater Downtown" which includes Downtown proper, Antelope Valley, the Haymarket and Innovation Campus.

P. 7.10 - Detailed Strategies for Existing Neighborhoods.

Similar uses on the same block face

Similar housing types face each other: single family faces single family, change to different use at rear of lot

Redevelopment and infill should strive for compatibility with the character of the neighborhood and adjacent uses (i.e., parking at rear, similar setback, height and land use).

Encourage a mix of housing types all within one area

Encourage retention of single-family uses where appropriate in order to maintain mix of housing

Maintain existing pattern of streets for connectivity

Encourage alley access and shared driveways to parking areas in order to reduce

interruptions to pedestrian traffic, to preserve on street parking capacity, and to reduce automobile conflict points

P. 10.18 - The BNSF railroad is shown near this site on the Existing Rail Lines Map.

ANTELOPE VALLEY REDEVELOPMENT PLAN SPECIFICATIONS:

P. 54 - This area is shown as Medium Density Neighborhood and Low Density Conservation District on the Future Land Use Map.

P. 55 - **Neighborhoods.** New construction will be invited and encouraged provided primary emphasis is given to the preservation of existing buildings. The design of such new space should enhance and contribute to the aesthetic character and function of the existing buildings and the surrounding neighborhood form.

P. 82 - North Bottoms University Parking Lot Area.

New medium density residential opportunities

Easy access to campus

Site will not be available until after the "X" Street Bridge and related roadways are complete

Need to address floodplain issue

P. 82 - North Bottoms South Edge.

New medium density residential opportunities

Need to address floodplain issue

Need to relocate existing business

Recreation area

Easy access to campus

Passive Park/Open Space buffer area from Industrial Uses

ANALYSIS:

1. This is a request to find the property east of N. 12th Street and Y Street as surplus. This property was acquired in 2009 from the University of Nebraska in connection with the Antelope Valley Redevelopment Project. The proposed surplus property is vacant and does not contain structures. The developer of the apartment project to the west would like to acquire this property and develop additional parking.
2. A special permit amendment and a change of zone have also been filed for this project. The special permit application is requesting to amend the boundaries of the 1100 Y Street Community Unit Plan to include this property, and the change of zone application is requesting to rezone this property from P, Public Use District to R-8, Residential District. The amended special permit boundaries would also include property that was declared surplus in February 2015.
3. The Urban Development Department routed this surplus request to other City Departments. Lincoln Electric System (L.E.S.) was the only entity with interest on this property. L.E.S. requests that a utility easement be dedicated on the west 10 feet of this property.
4. Since this property is located within the Salt Creek floodplain the developer will need to determine flood storage volume that must be retained. This will require coordination with the Watershed Management Division to verify the cut and fill calculations for the parking lot. The City's policy when selling property in the

floodplain is to retain conservation easements to protect flood storage volume. A conservation easement over the surplus property will be retained at the time of deed transfer.

5. The proposal to surplus the land is consistent with the Comprehensive Plan provided a conservation easement is retained, the property is rezoned from Public to Residential and a utility easement is dedicated over the west 10 feet of the property.

Prepared by:

Paul Barnes, Planner
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pbarnes@lincoln.ne.gov

DATE:
March 5, 2015

APPLICANT/OWNER: City of Lincoln
Attn: David Landis
555 S. 10th Street, Suite 205
Lincoln, NE 68508

CONTACT: Wynn Hjermstad
555 S. 10th Street, Suite 205
Lincoln, NE 68508



CITY OF LINCOLN NEBRASKA

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
555 S. 10th Street
Suite 205
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

February 18, 2015

David Cary, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear David:

Enclosed is an application to declare surplus a small portion of City property located at approximately 12th and Charleston Streets. The City acquired this property from the University in connection with the Antelope Valley Redevelopment Project as they no longer needed the property for their campus operations. This request is the result of the adjacent property owner expressing interest in purchasing the small parcel to be included with the 1100 Y Street Redevelopment project. There has been no opposition to the sale of the property by any other departments or public agencies other than requests to retain easements as noted in the attached responses.

Please forward the request to the Planning Commission for their earliest consideration for Comprehensive Plan conformance. My understanding is that the request should be on the March 18, 2015, agenda.

If you have questions or need additional information, please contact me at 441-7569 or at mbackemeyer@lincoln.ne.gov. Thank you.

Sincerely,

Michelle R. Backemeyer
Real Estate and Relocation
Assistance Agent

cc: Dave Landis, Director, Urban Development Dept.

Attachments



2013 aerial

One Square Mile:
Sec.23 T10N R06E

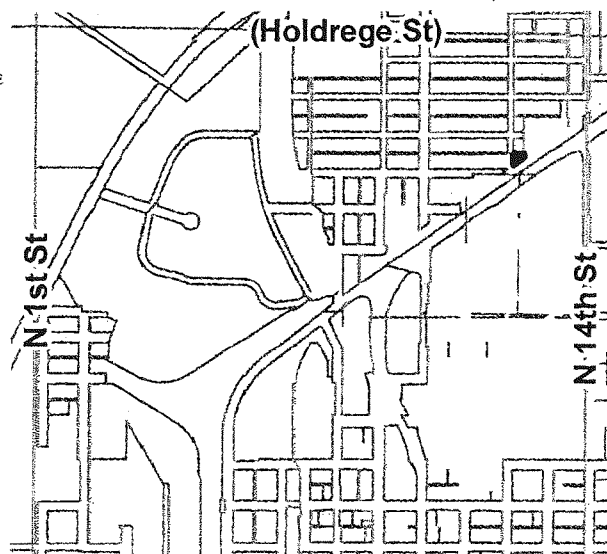
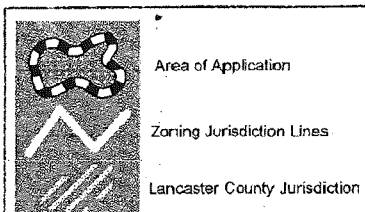
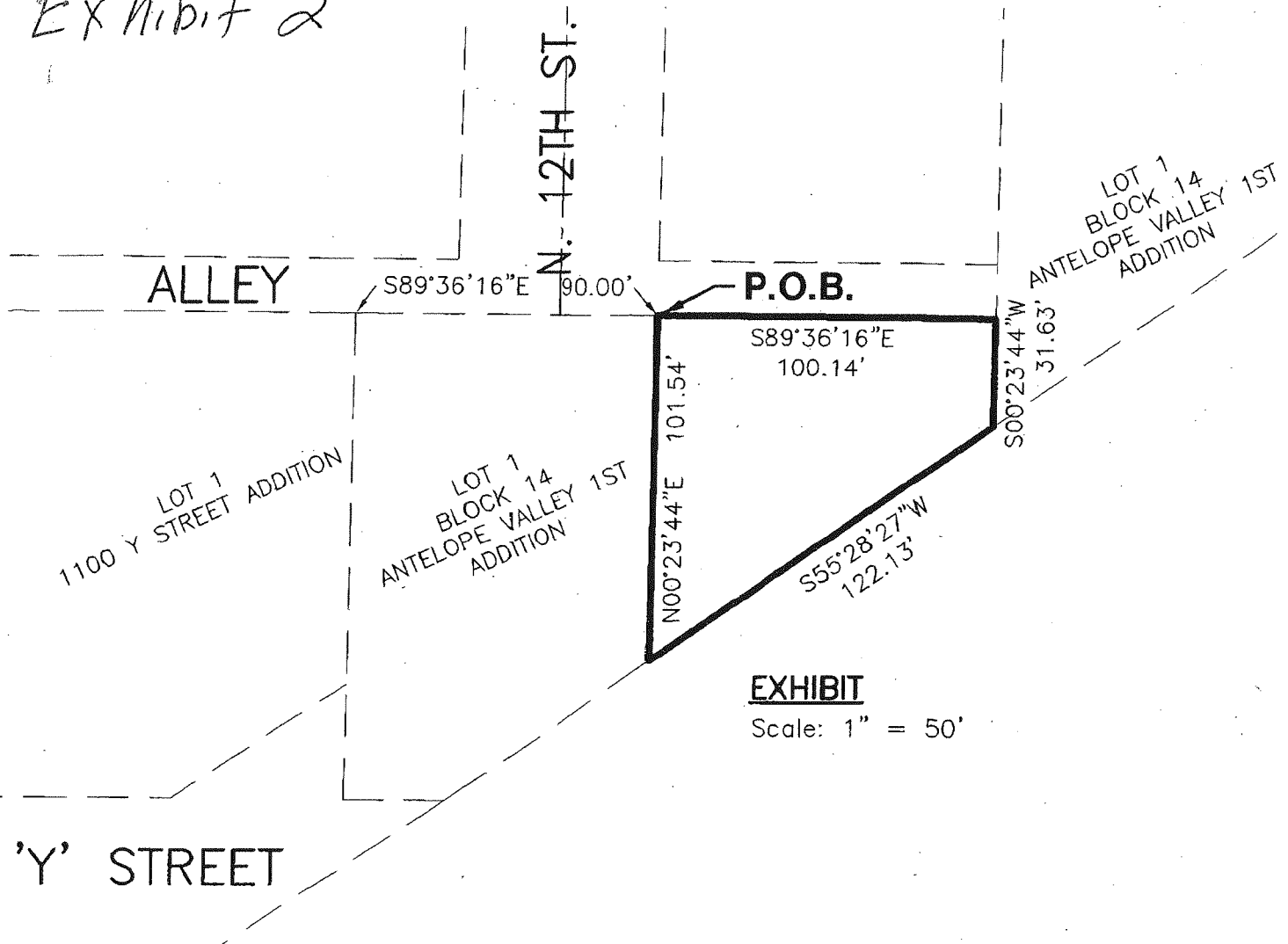


Exhibit 2



LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 14, ANTELOPE VALLEY 1ST ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 6 EAST, OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, 1100 Y STREET ADDITION; THENCE S89°36'16"E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°36'16"E, A DISTANCE OF 100.14 FEET;

THENCE S00°23'44"W, A DISTANCE OF 31.63 FEET;

THENCE S55°28'27"W, A DISTANCE OF 122.13 FEET;

THENCE N00°23'44"E, A DISTANCE OF 101.54 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 6,667.85 SQUARE FEET.